

## Scott Guter

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**From:** Scott Guter  
**Sent:** Thursday, June 23, 2016 10:06 AM  
**To:** 'steve@pellc.org'  
**Cc:** Dan Carmody  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT  
**Attachments:** SUB16-00342+Notice\_Sign\_Letter+03-10-2016.pdf  
  
**Categories:** LAND USE

Steve,

It is my understanding that you and Dan have come to a meeting of the minds with respect to right-of-way improvements. I have heard from Fire and they have determined the project complete. As such, I have arranged for the public noticing to commence. Please let me know if the public notice sign has been posted (see attached).

In light of not catching the submitted revised documents in a timely manner I started my review. In reviewing the project I have noticed a design change from the pre-submittal conference affecting Lot 5 of the proposed plat. Kirkland Municipal Code Section 22.28.050 on lot dimensions states that lots smaller than five thousand square feet must have a lot width at the back of the required front yard not less than 50' unless the garage is located at the rear of the lot. A covenant must be signed prior to the recording of the plat to ensure that the garage will be located at the rear of the lot if this option is chosen. I believe this make Lot 5 unbuildable. Please widen the lot to meet the minimum 50' width, or show me a building layout that can work to accommodate a garage at the rear of the lot.

If you are ready with Dan's required revisions please submit those as well. If not, you may submit his revisions with the land surface modification permit.

I'm trying to shorten the clock on my review on this plat so the quicker you are able to respond my revision request the faster I can complete my review.

Thanks,

**Scott Guter**, LEED AP  
425-587-3247 | [sguter@kirklandwa.gov](mailto:sguter@kirklandwa.gov)

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**From:** Scott Guter  
**Sent:** Thursday, June 09, 2016 3:50 PM  
**To:** 'steve@pellc.org' <steve@pellc.org>  
**Cc:** Dan Carmody <DCarmody@kirklandwa.gov>; Grace Steuart <GSteuart@kirklandwa.gov>; Tom Early <TEarly@kirklandwa.gov>  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Steve,

No problem, I'll fast track it the best I can.

**Scott Guter, LEED AP**

425-587-3247 | [sguter@kirklandwa.gov](mailto:sguter@kirklandwa.gov)

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]

**Sent:** Thursday, June 09, 2016 2:23 PM

**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>

**Subject:** Re: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Ouch. My client is going to be very upset.

If you can get it to prel. appr with conditions for small design items that need to be fixed (if possible), then I can get the LSM submitted asap. Just trying to make up some time if at all possible...

This is not good... I know they need to get the ground down construction started this summer.

Thanks for the info.

Steve

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**From:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>

**To:** "steve@pellc.org" <[steve@pellc.org](mailto:steve@pellc.org)>

**Sent:** Thursday, June 9, 2016 8:22 AM

**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Steve,

I sorry, it looks like my permit review system was not activated for review, so did not appear in my review management system. I've activated the review for all reviewing departments and I'm asking the other reviewers to get on this A.S.A.P.

I apologize.

**Scott Guter, LEED AP**

425-587-3247 | [sguter@kirklandwa.gov](mailto:sguter@kirklandwa.gov)

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]

**Sent:** Wednesday, June 08, 2016 3:10 PM

**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>

**Subject:** Re: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Hi Scott,

Has the comment period and all been completed for this corrected resubmitted short plat info that was electronically sent some time ago?

Thanks,  
Steve Lee  
206.501.5708

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**From:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**To:** "steve@pellc.org" <[steve@pellc.org](mailto:steve@pellc.org)>  
**Sent:** Thursday, April 14, 2016 7:53 AM  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Steve,

I've scheduled you for a half-hour at our Development Services Counter. Is there any reason this meeting to go on any longer?

**Scott Guter**, LEED AP  
425-587-3247 | [sguter@kirklandwa.gov](mailto:sguter@kirklandwa.gov)

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]  
**Sent:** Wednesday, April 13, 2016 4:19 PM  
**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**Subject:** Re: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Sounds good! See you Monday.

Steve

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**From:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**To:** "steve@pellc.org" <[steve@pellc.org](mailto:steve@pellc.org)>  
**Sent:** Wednesday, April 13, 2016 1:48 PM  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Steve,

I have an 8 am opening on Monday. Could you meet then?

**Scott Guter**, LEED AP  
425-587-3247 | <mailto:sguter@kirklandwa.gov>

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]  
**Sent:** Wednesday, April 13, 2016 11:43 AM  
**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**Subject:** Re: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Hi Scott,

I was wondering if you are around to chat for a short bit about this project Friday 8 AM? I have some information I can bring from our arborist and also some survey information that was done, but not previously provided. I would like to address all your comments at once and resubmit soon.  
Appreciate your time, if available, and have a great day....

Steve  
206.501.5708

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**From:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**To:** "steve@pellc.org" <[steve@pellc.org](mailto:steve@pellc.org)>  
**Sent:** Monday, March 28, 2016 11:42 AM  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

I will.

**Scott Guter**, LEED AP  
425-587-3247 | <mailto:sguter@kirklandwa.gov>

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]  
**Sent:** Monday, March 28, 2016 11:21 AM  
**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**Subject:** Re: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

It is uploaded according to my planner who uploaded it. Let me know if you do not see it.

Thanks,  
Steve

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**From:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**To:** "steve@pellc.org" <[steve@pellc.org](mailto:steve@pellc.org)>  
**Sent:** Monday, March 28, 2016 11:14 AM  
**Subject:** RE: SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Steve,

Thank you for letting me know. I will look at updates as soon as it's been uploaded into the City's system.

**Scott Guter**, LEED AP  
425-587-3247 | <mailto:sguter@kirklandwa.gov>

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**From:** [steve@pellc.org](mailto:steve@pellc.org) [<mailto:steve@pellc.org>]  
**Sent:** Monday, March 28, 2016 10:56 AM  
**To:** Scott Guter <[SGuter@kirklandwa.gov](mailto:SGuter@kirklandwa.gov)>  
**Subject:** SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

SUB16-00342 iCAP FINN HILL SOUTH SHORT PLAT

Hi Scott,  
We have the sign up and also my planner uploaded the additional plat files you wanted. All should be there now.  
Thanks,  
Steve

